



City Council Chambers
3300 Capitol Avenue
Fremont, California

City Council

Bob Wasserman, Mayor
Suzanne Lee Chan, Vice Mayor
Anu Natarajan
Bill Harrison
Dominic Dutra

City Staff

Fred Diaz, City Manager
Harvey E. Levine, City Attorney
Mark Danaj, Assistant City Manager

Dawn G. Abrahamson, City Clerk
Robert Beyer, Interim Community Dev. Director
Harriet Commons, Finance Director
Marilyn Crane, Information Technology Svcs. Dir.
Mary Kaye Fisher, Interim Human Resources Dir.
Annabell Holland, Parks & Recreation Director
Norm Hughes, City Engineer
Bruce Martin, Fire Chief
Jim Pierson, Transportation & Ops Director
Jeff Schwob, Planning Director
Suzanne Shenfil, Human Services Director
Craig Steckler, Chief of Police
Lori Taylor, Economic Development Director
Elisa Tierney, Redevelopment Director

City Council Agenda and Report [Redevelopment Agency of Fremont]

General Order of Business

1. Preliminary
 - Call to Order
 - Salute to the Flag
 - Roll Call
2. Consent Calendar
3. Ceremonial Items
4. Public Communications
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Reports from Commissions, Boards and Committees
6. Report from City Attorney
7. Other Business
8. Council Communications
9. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested citizens, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken. Items on the agenda may be moved from the order listed.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address the City Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.



Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and the number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker card). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section of Public Communications. Please submit your speaker card to the City Clerk prior to the commencement of Oral Communications. **Only those who have submitted cards prior to the beginning of Oral Communications will be permitted to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker card) and each speaker may only speak once on each agenda item.

To leave a voice message for all Councilmembers and the Mayor simultaneously, dial 284-4080.

The City Council Agendas may be accessed by computer at the following Worldwide Web Address: www.fremont.gov

Information

Copies of the Agenda and Report are available in the lobbies of the Fremont City Hall, 3300 Capitol Avenue and the Development Services Center, 39550 Liberty Street, on Friday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available at the Office of the City Clerk.

The regular meetings of the Fremont City Council are broadcast on Cable Television Channel 27 and can be seen via webcast on our website (www.Fremont.gov).

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (510) 284-4060. Council meetings are *open captioned* for the deaf in the Council Chambers and *closed captioned* for home viewing.

Availability of Public Records

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the City Council less than 72 hours prior to the meeting will be available for public inspection in specifically labeled binders located in the lobby of Fremont City Hall, 3300 Capitol Avenue during normal business hours, at the time the records are distributed to the City Council.

Information about the City or items scheduled on the Agenda and Report may be referred to:

Address: City Clerk
City of Fremont
3300 Capitol Avenue, Bldg. A
Fremont, California 94538
Telephone: (510) 284-4060

Your interest in the conduct of your City's business is appreciated.

**NOTICE AND AGENDA OF SPECIAL MEETING
CLOSED SESSION
CITY OF FREMONT CITY COUNCIL**

DATE: Tuesday, February 15, 2011

TIME: 5:45 p.m.

LOCATION: Fremont Room, 3300 Capitol Avenue, Fremont

The City will convene a special meeting. It is anticipated the City will immediately adjourn the meeting to a closed session for granting authority to its real property negotiators regarding price and terms of payment, as follows:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: This Closed Session is authorized by Government Code Section 54956.8 at the time and place stated above to confer with and grant authority to its real property negotiators regarding:

Property	Street Address	Owner	APN	Square Feet
1	108 E Street	Michael J & Carmen Sanz	507-0250-022-00	445.58
2	111 E Street	Mosier & Grimmer	507-0245-019-02	506
3	36675 Niles	Brent S. Morgon	507-0214-001-00	432.46
4	36680 Niles	Bay Area Gospel Chapels Inc.	507-0213-001-00	840.40
5	36696 Niles	Joseph and Teresa McCurdy	507-0213-002-00	750
6	36703 Niles	David K. Champion	507-0212-002-00	400
7	36708 Niles	Jose A & Maria I Rodriguez	507-0213-003-00	750
8	36720 Niles	Kido Machado	507-0213-004-00	750
9	36732 Niles	William G. & Amber M. Mancebo	507-0213-005-00	750
10	36733 Niles	Juan & Consuelo G. Sandoval	507-0212-003-00	400
11	36744 Niles	Arsenio & Anna M. Romero	507-0213-006-00	750
12	36745 Niles	Kathleen Tepe & Susan Condeff	507-0212-004-00	400
13	36756 Niles	Maurice Tanios	507-0213-007-00	750
14	36757 Niles	David & Karen M. Hembree	507-0212-005-00	400
15	36768 Niles	Simon E. Tanios	507-0213-008-00	750
16	36769 Niles	Lawrence & Dawn Chu	507-0212-006-00	300
17	36780 Niles	Joe G. & Lillian L. Robles	507-0213-009-00	750
18	36781 Niles	Beryl M. Fuller	507-0212-007-00	451.71
19	36792 Niles	Robin W. & Joann Collin, trustees	507-0213-010-00	749.92
20	36810 Niles	Joan P Weber	507-0245-001-00	500
21	36811 Niles	Agnes Peper	507-0245-011-00	500
22	36828 Niles	Ronald Nusenoff & Rita Manning	507-0245-002-00	500
23	36829 Niles	Gregory E & Carmen H Sill	507-0245-012-00	498.5
24	36846 Niles	Don & Don L. Cardoza	507-0245-003-00	500
25	36847 Niles	Neal & Dawn M. Duffy	507-0245-013-00	490

Property	Street Address	Owner	APN	Square Feet
26	36864 Niles	Arthur & Kathleen L. Marin	507-0245-004-00	500
27	36865 Niles	Charlene M. Chisholm	507-0245-014-00	500
28	36882 Niles	Kimberly Harbin	507-0245-005-00	500
29	36883 Niles	International Church of the Foursquare Gospel	507-0245-015-00	505
30	36992 Niles	Starr McFarland & Shari Kellen	507-0245-010-00	620.60
31	36930 Niles	Manoj M. Chacko & Sheena Raju	507-0245-006-00	500
32	36933 Niles	International Church of the Foursquare Gospel	507-0245-016-00	500
33	36949 Niles	David A & Susanne H Turner	507-0245-017-00	500
34	36948 Niles	Raymond & Sophia Bolivia	507-0245-007-00	500
35	36966 Niles	Michelle A. Powell	507-0245-008-00	500
36	36967 Niles	Arlene King	507-0245-018-00	500
37	36984 Niles	Warren Malkoff	507-0245-009-00	500
38	37000 Niles	Gummow Properties LLC	507-0250-018-04	849.87
39	37000 Niles	Gummow Properties LLC	507-0250-018-06	629.52
40	37048 Niles	Gummow Properties LLC	507-0250-002-03	1,480.56
41	37049 Niles	Andrew P & Teresa M. Sinor	507-0250-009-00	500
42	37057 Niles	DiGiulio Enterprises LLC	507-0250-007-00	300
43	37138 Niles	Tom & Donna Hodge, trustees	507-0250-003-03	1,342
44	37145 Niles	DiGiulio Enterprises LLC	507-0250-006-00	225

For the City – (which will be represented at the meeting); Randy Sabado, Real Property Manager; Norm Hughes, City Engineer and Harvey Levine, City Attorney

This Special Meeting is being called by Mayor Wasserman.

AGENDA
FREMONT CITY COUNCIL REGULAR MEETING
FEBRUARY 15, 2011
COUNCIL CHAMBERS, 3300 CAPITOL AVE., BUILDING A
7:00 P.M.

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

2. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.

- 2.1 *Motion to Waive Further Reading of Proposed Ordinances
(This permits reading the title only in lieu of reciting the entire text.)*
- 2.2 *Approval of Minutes – for the Regular Meeting of November 9, 2010*

2.3 LEASE AGREEMENT – FAMILY RESOURCE CENTER

Authorize the City Manager to Execute a Five Year Lease Agreement Renewal with the State of California for a Total of 9,573 Square Feet of Office and Common Area Space for the Employment Development Department Located at the Family Resource Center

Contact Person:

Name:	Randy Sabado	Suzanne Shenfil
Title:	Real Property Manager	Director
Dept.:	Community Development	Human Services
Phone:	510-494-4715	510-574-2051
E-Mail:	rsabado@fremont.gov	sshensfil@fremont.gov

RECOMMENDATION: *Postpone this item indefinitely to allow staff more time to obtain the State's concurrence on the terms of the lease agreement.*

3. CEREMONIAL ITEMS – None.

4. PUBLIC COMMUNICATIONS

4.1 Oral and Written Communications

REDEVELOPMENT AGENCY – The Redevelopment Agency Board will convene at this time and take action on the agenda items listed on the Redevelopment Agency Agenda. [See separate agenda](#) (yellow paper).

PUBLIC FINANCING AUTHORITY – None.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR

5. SCHEDULED ITEMS – None.

6. REPORT FROM CITY ATTORNEY

6.1 Report Out from Closed Session of Any Final Action

7. OTHER BUSINESS

7.1 CONSIDERATION OF A COOPERATION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY

Consideration of a Cooperation Agreement between the City and the Redevelopment Agency for Funding of Various Affordable Housing Projects and Programs

Contact Person:

Name:	Elisa Tierney	Harriet Commons
Title:	Redevelopment Agency Director	Director
Dept.:	Office of Housing and Redevelopment	Finance
Phone:	510-494-4501	510-284-4010
E-Mail:	etierney@fremont.gov	hcommons@fremont.gov

RECOMMENDATION: Authorize the City Manager, or his designee, to execute the Affordable Housing Cooperation Agreement between the City and the Redevelopment Agency for funding of various Affordable Housing Projects and Programs to be undertaken by the City.

7.2 UPDATE ON TAX ALLOCATION HOUSING BONDS AND APPROACHES FOR CURRENT AND FUTURE HOUSING REVENUES

Update on, and Proposed Deferral of, Issuance of 2011 Redevelopment Agency Tax Allocation Housing Bonds, and Update on Exploration of Other Approaches to Housing Revenue Protections

Contact Person:

Name:	Elisa Tierney	Harriet Commons
Title:	Redevelopment Agency Director	Director
Dept.:	Office of Housing and Redevelopment	Finance
Phone:	510-494-4501	510-284-4010
E-Mail:	etierney@fremont.gov	hcommons@fremont.gov

RECOMMENDATION: Receive information and provide feedback to staff.

8. COUNCIL COMMUNICATIONS

8.1 Council Referrals – None.

8.2 Oral Reports on Meetings and Events

9. ADJOURNMENT



***2.3 LEASE AGREEMENT – FAMILY RESOURCE CENTER**

Authorize the City Manager to Execute a Five Year Lease Agreement Renewal with the State of California for a Total of 9,573 Square Feet of Office and Common Area Space for the Employment Development Department Located at the Family Resource Center

Contact Person:

Name:	Randy Sabado	Suzanne Shenfil
Title:	Real Property Manager	Director
Dept.:	Community Development	Human Services
Phone:	510-494-4715	510-574-2051
E-Mail:	rsabado@fremont.gov	sshenfil@fremont.gov

Executive Summary: On February 8, 2011, the City Council postponed authorizing the City Manager or his designee to execute a five-year lease agreement as described in the staff report with the State of California Department of General Services, for 9,573 square feet of office and common area space for the State Employment Development Department office located at the Family Resource Center until February 15, 2011.

ENCLOSURE: None.

RECOMMENDATION: Postpone this item indefinitely to allow staff more time to obtain the State's concurrence on the terms of the lease agreement.

6.1 Report Out from Closed Session of Any Final Action

7.1 CONSIDERATION OF A COOPERATION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY

Consideration of a Cooperation Agreement between the City and the Redevelopment Agency for Funding of Various Affordable Housing Projects and Programs

Contact Person:

Name:	Elisa Tierney	Harriet Commons
Title:	Redevelopment Agency Director	Director
Dept.:	Office of Housing and Redevelopment	Finance
Phone:	510-494-4501	510-284-4010
E-Mail:	etierney@fremont.gov	hcommons@fremont.gov

A companion report is on tonight's agenda for the Redevelopment Agency of the City of Fremont.

Executive Summary: Staff recommends Agency Board and City Council approval of an Affordable Housing Cooperation Agreement for funding of various affordable housing projects and programs. This Cooperation Agreement would be similar to the Public Improvements Grant Agreement entered into annually since 2002, between the City and the Redevelopment Agency for funding various public improvements projects. This Cooperation Agreement provides for the Agency to grant funding to the City for affordable housing projects and programs, thereby furthering the goals of the Agency's Redevelopment Plan and Implementation Plan.

BACKGROUND: One of the primary goals of the Agency since its inception in 1983 has been and continues to be the production of new affordable housing to serve the needs of the community, consistent with the Redevelopment Plan, the Implementation Plan and the Housing Element of the City's General Plan. Historically, the Agency has worked very closely with the City to establish its housing goals and produce new affordable units in response to the City's allocation of affordable housing, known as the Regional Housing Needs Allocation (RHNA) as established by the Association of Bay Area Governments. As a result of this ongoing RHNA obligation, and the lack of available City general fund revenue to otherwise fund this obligation, the Agency desires to contract with the City to provide future Housing Funds to the City.

During the Agency Board's consideration of its 2010/11 budget last June, due to the uncertainty of the Plan Amendment adoption, many projects and programs were not included for funding with the understanding that a new affordable housing investment strategy plan would need to be reviewed and approved, and a subsequent mid-year budget review undertaken to consider these additional projects. On July 20, 2010, after a comprehensive presentation and extensive discussion, the Agency Board directed staff to return with a draft Affordable Housing Investment Strategy for its consideration. On November 23, 2010, the Agency Board approved the Agency Affordable Housing Investment Strategy.

DISCUSSION/ANALYSIS: Pursuant to the proposed Cooperation Agreement, the Agency agrees to grant to the City unencumbered funds currently in the Agency's Low and Moderate Income Housing Fund and funds expected to be deposited into the Housing Fund over the remaining term of the Redevelopment Plan. The maximum grant is in the amount projected to be necessary to assist the City in meeting its RHNA goals. The City would use the Housing Funds provided through the proposed

Cooperation Agreement to increase, improve, and preserve the supply of affordable housing in the Merged Project Area or within the territorial jurisdiction of the City. It is clear that in the absence of Agency grant funding, due to the City's funding limitations, the City would have no means of funding the mandated obligation for affordable housing, and no means of preserving and/or improving the existing affordable housing stock, each of which furthers the goals of the redevelopment program in Fremont. As a result, during the remainder of the FY 2010/11, and in future years, the City and the Agency will continue the implementation of the affordable housing projects and programs previously identified in the Affordable Housing Investment Strategy, the Redevelopment Plan, Implementation Plan and the City's Housing Element of the General Plan. In order to continue successful implementation of these affordable housing efforts, staff requests Agency Board and City Council approval to enter into the proposed Cooperation Agreement and allocate Agency grant funding for affordable housing projects and programs.

By way of information, there is some indication that the State Department of Finance's view is that public improvement agreements and housing cooperation agreements between an RDA and its parent city or county would not be honored for repayment by the successor agencies, should the Governor's proposal for disestablishment of RDAs become law. There is no way of knowing at this point whether that point of view would be incorporated into any future legislation (which may or may not be enacted) on this subject.

FISCAL IMPACT: Additional Agency grant funding, necessary for the completion of the affordable housing projects and programs outlined in Exhibit A, will be transferred into a City fund established for these projects.

ENVIRONMENTAL REVIEW: Pursuant to State CEQA Guidelines Section 15378(b)(4), approval of the Agreement is not a project subject to the California Environmental Quality Act ("CEQA"), because the Agreement creates a governmental funding mechanism for various affordable housing projects and programs, but does not commit funds to any specific project or program. Environmental review required by CEQA will be completed prior to the commencement of any individual affordable housing project or program described in the Cooperation Agreement

ENCLOSURE: [Draft Resolution](#)

RECOMMENDATION: Authorize the City Manager, or his designee, to execute the Affordable Housing Cooperation Agreement between the City and the Redevelopment Agency for funding of various Affordable Housing Projects and Programs to be undertaken by the City.

7.2 UPDATE ON TAX ALLOCATION HOUSING BONDS AND APPROACHES FOR CURRENT AND FUTURE HOUSING REVENUES

Update on, and Proposed Deferral of, Issuance of 2011 Redevelopment Agency Tax Allocation Housing Bonds, and Update on Exploration of Other Approaches to Housing Revenue Protections

Contact Person:

Name:	Elisa Tierney	Harriet Commons
Title:	Redevelopment Agency Director	Director
Dept.:	Office of Housing and Redevelopment	Finance
Phone:	510-494-4501	510-284-4010
E-Mail:	etierney@fremont.gov	hcommons@fremont.gov

A companion report is on tonight's agenda for the Redevelopment Agency of the City of Fremont.

Executive Summary: On January 25, 2011, staff presented the City Council and Agency Board with information about possible courses of action to preserve current available affordable housing assets as well as to preserve a future affordable housing revenue stream in light of State budget issues and impacts. This agenda item provides an update on the potential issuance of taxable affordable housing bonds and approaches for protecting current and future housing revenues.

BACKGROUND: On January 10, 2011, the Governor released his 2011/12 budget proposal. This is a proposal only, which has yet to be reviewed and acted upon by the Legislature. A major provision of the Governor's budget proposal that affects local government is the proposed elimination ("disestablishment") of redevelopment agencies throughout the State by July 1, 2011. In order to accomplish such rapid termination of redevelopment as part of the overall budget package, the proposal contemplates urgency legislation in March 2011, which needs a 2/3 vote in both houses to become effective immediately and suspend Agency operations. At this point in time, in the absence of surety, it is prudent to consider this threat a likely outcome and plan accordingly.

On January 25, 2011, staff presented the City Council and Agency Board information about possible courses of action to preserve current available affordable housing assets as well as to preserve a future affordable housing revenue stream in light of State budget issues and impacts. Those possibilities included the following:

- 1) Augmenting existing programs, such as the first-time homebuyer and rehabilitation loans.
- 2) Trading Housing Funds for other local funding sources, such as CDBG and HOME funds.
- 3) Moving up the timing of the purchase of City property (such as the old Corporation Yard) for housing purposes.
- 4) Entering into new loan agreements with selected affordable housing developers.
- 5) Executing a City/Agency affordable housing cooperation agreement (similar to the Master Public Improvements Grant Agreement between the City/Agency).
- 6) Issuing taxable affordable housing bonds.

Item 5, consideration of a City/Agency affordable housing cooperation agreement, is discussed as a separate item on this agenda. The focus of this agenda item is the potential issuance of taxable affordable housing bonds, as well as providing an update on the status of other items listed above.

DISCUSSION/ANALYSIS: Tax Allocation Housing Bonds. Unlike the tax-exempt tax allocation infrastructure bonds the Council and Agency approved for issuance in January, which are funding specific projects either started or ready to begin construction shortly, there are no new affordable housing projects ready to commence construction at this time. The Agency has identified development concepts for affordable housing projects, some of which are included in the Agency's work plan, but none have been obligated or are ready to initiate the permit process at this time. In addition, staff and outside counsel, along with the California Redevelopment Association (CRA) have been monitoring the State legislative budget hearings and believe the Governor's initial budget proposal may be subject to some sort of compromise and revision. The outcome of these negotiations may result in the continued existence of redevelopment agencies – although that is far from a certainty at this point.

The value of the disestablishment of redevelopment agencies to the State General Fund is estimated to be \$1.7 billion. Staff understands there have been some conversations with the Administration to identify alternate ways to provide this \$1.7 billion to the State budget. One of those alternatives potentially involves a suspension or revision of the provisions of the recently approved Proposition 22, which protects local revenues from any sort of diversion by the State, and a negotiated agreement to transfer \$1.7 billion from redevelopment agencies to the State. This \$1.7 billion is the same amount as the Supplemental Education Revenue Augmentation Fund (SERAF) transfer successfully imposed by the State on redevelopment agencies in FY 2009/10. If the transfer amount for each redevelopment agency were to be calculated in the same way as in FY 2009/10, the Fremont Redevelopment Agency's share would be \$10.9 million.

Another potential alternative, recognizing that not all redevelopment agencies will have the wherewithal to make another one-time transfer in the same amount as the FY 2009/10 transfer, involves a multi-year pledge of some lesser amount of tax increment revenue by redevelopment agencies to the State in an amount sufficient to secure a bond issue by the State in the amount of \$1.7 billion. Again, this would require some sort of suspension or revision of the provisions of Proposition 22.

Whether either of these alternatives will occur is unknown, and there are undoubtedly other alternatives still to be identified that could be implemented. A positive outcome of the above scenarios is the continued existence of redevelopment agencies. However, the amount of tax increment available for redevelopment purposes could be reduced.

Another consideration is that other redevelopment agencies are also in the process of issuing tax allocation bonds at this time. This increased supply of both taxable and tax-exempt debt in the market has the effect of pushing up interest rates needed for the bonds to sell. Because housing bonds are typically issued as taxable bonds, with interest rates higher than tax-exempt debt, attempting to issue these bonds at this time could be an expensive proposition.

For the reasons described above, staff recommends "pausing" the process of issuing taxable housing tax allocation bonds until such time as the projects to be funded with bond proceeds can be better defined, and the municipal debt markets have settled down a bit. Staff believes it is also prudent to wait for

additional information and clarification about any potential compromises with the Administration before committing additional tax increment to bonded debt service. Staff will return at a later date with a proposal to issue taxable housing tax allocation bonds, if needed.

Other Approaches for Use of Housing Funds. In addition to providing a detailed explanation as to the status of a possible tax allocation housing bond, staff is also providing an update as to other possible actions to preserve Agency Affordable Housing Funds.

The current Housing fund balance available for appropriation/expenditure is \$8.4 million. As outlined above, three approaches for the use of this revenue have been identified:

- 1) Augment agreements for existing housing programs to increase funding;
- 2) Swap Housing Funds for other local funding sources; and
- 3) Buy available City or private property and offer it as an affordable housing site as expeditiously as possible.

An action item for the proposed acquisition of City-owned property (including the former City Corporation Yard) is scheduled for the February 22, 2011 City Council and Agency Board meetings. If approved, the purchase and subsequent development of the City-owned property would likely require the expenditure of all available Housing Fund revenue. The purchase will require the preparation of updated appraisals to determine fair market value of the property. Of the three alternatives, staff believes the best option for the use of the available funds is the purchase of City property and the subsequent plan to contract with a nonprofit housing developer for the delivery of new housing. This course of action would commit the entire Affordable Housing available fund balance and would count towards the Agency's housing fund debt obligation.

While the Agency Board could choose to use the Housing fund balance to augment existing programs, doing so would not increase the supply of new affordable units in Fremont. In addition, it would mean expeditiously negotiating with multiple property owners and outside agencies to commit these funds. Regarding the second option outlined above, staff has researched the possibility of replacing other funding sources committed to projects with Housing Fund revenues. This too, would be virtually impossible as some of the other funding sources have even shorter limits on their use than do the Agency Housing Funds.

In addition to these approaches, staff is in discussions with the Housing Authority of the County of Alameda (HACA) regarding a possible joint powers agreement or some other mechanism by which HACA and the Agency/City agree to work together. Early indications are that HACA would be amenable to entering into such an agreement whereby Fremont's Housing funds would be committed to the development of affordable housing in Fremont.

FISCAL IMPACT: "Pausing" the process of issuing taxable housing tax allocation bonds results in reduced current availability of funding for affordable housing projects. Available funding is limited to unappropriated tax increment collected and set aside for affordable housing purposes. However, is also protects the Agency from committing resources that might otherwise be needed to fund a State budget compromise that could ensure the ongoing existence of redevelopment agencies. The fiscal impact of

other courses of action will be assessed when those related agenda items are brought forward for consideration.

ENVIRONMENTAL REVIEW: Not applicable.

ENCLOSURE: None.

RECOMMENDATION: Receive information and provide feedback to staff.

8.1 Council Referrals – None.

8.2 Oral Reports on Meetings and Events

ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD	Fremont Unified School District
ACCMA.....	Alameda County Congestion Management Agency	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTA	Alameda County Transportation Authority	HBA	Home Builders Association
ACTIA	Alameda County Transportation Improvement Authority	HRC	Human Relations Commission
ACWD	Alameda County Water District	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD	Central Business District	NEPA	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA	California Environmental Quality Act	PC.....	Planning Commission
CERT	Community Emergency Response Team	PD	Planned District
CIP	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA	Congestion Management Agency	PVAW	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF	City of Fremont	RDA	Redevelopment Agency
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC	California Transportation Commission	RHNA	Regional Housing Needs Allocation
dB	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO.....	Residential Rent Increase Dispute Resolution Ordinance
DO	Development Organization	RWQCB	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EBRPD	East Bay Regional Park District	SPAA	Site Plan and Architectural Approval
EDAC	Economic Development Advisory Commission (City)	STIP	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS	Environmental Impact Statement (NEPA)	T&O	Transportation and Operations Department
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio	UBC	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
February 22, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 1, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 8, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 15, 2011	TBD	Work Session	Council Chambers	Live
March 22, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 29, 2011 (5 th Tuesday)		No Council Meeting		
April 5, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
April 12, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
April 19, 2011	TBD	Work Session	Council Chambers	Live
April 26, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 2, 2011	4-6 p.m.	Joint Council/FUSD Meeting	Council Chambers	Live
May 3, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 10, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 17, 2011	TBD	Work Session	Council Chambers	Live
May 24, 2011	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 31, 2011 (5 th Tuesday)		No Council Meeting		